

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
NOVEMBER 21, 2006**

The regular session of the Auburn City Planning Commission was called to order on November 21, 2006 at 6:24 p.m. by Chairman Thompson in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Kosla, Merz, Smith, Worthington, Chrm.
Thompson

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director;
Reg Murray, Senior Planner; Sue Fraizer,
Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

The minutes of the November 7, 2006 meeting were approved as submitted.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. Variance – 325 Foresthill Avenue (Jordan) – File #VA 06-2.**
The applicant requests approval of a Variance request to allow a proposed two-story second residence at 325 Foresthill Avenue to exceed the single-story, fifteen (15) foot height limit requirement and the 1,000 square foot maximum size requirement for accessory structures.

Planner Murray gave the staff report. This property is a through lot with frontage on Foresthill Avenue and Huntley Avenue. The applicant is proposing a two story second residence on the back of the property. This will be considered an accessory building because it is being built on the same lot as the primary residence. State law allows for a second

residence on a residential property, provided it complies with the second unit requirements, as well as the local requirements. A variance is required for this project due to the City's standards regarding the number of floors as well as the size and the height of the proposed building. The applicant requests a 2 story, 28 foot tall structure totaling 2,240 square feet, while the City's standards provide a limit of one story, 15 feet in height and 1000 square feet in size.

This project meets the necessary findings for approving the variance since this is a through lot, both lots beside the property have existing 2 story units fronting on Huntley Ave., and the proposed unit provides a front yard for the structure on Huntley Ave. The architecture, materials and colors are similar to the primary residence. Staff recommends approval of the variance.

Comm. Kosla asked about the premise of the state law regarding second residences.

Planner Murray replied that the purpose of the ordinance was to encourage more affordable type living units.

Comm. Kosla asked why the applicant didn't request a re-zone and lot split.

Planner Murray replied that a re-zone to an R-2 zone would not be supported since this property is in the middle of a single-family residential zone. The lot is too small to conform to the requirements for a lot split.

Comm. Merz asked if the building was proposed as a 1,000 square foot structure without a garage, would there be adequate parking.

Planner Murray replied that with the addition of a second unit, parking is required. In this case, they have chosen to provide parking with the garage underneath. If they chose to build the structure without the garage, there would be enough space beside the structure to allow for the required parking spaces.

Comm. Merz asked if this variance is approved and at a later date the applicant wanted to convert the garage to living space, what action would be taken at that time.

Planner Murray replied that such a request would be reviewed by staff as part of the building permit process. The parking requirement would then have to be met.

There was discussion about the possibility that the lot could be split for this project. However, it was determined that if the lot was split, it would not meet the minimum lot size requirement.

Comm. Worthington asked if the two neighboring structures facing Huntley Ave. are one or two story.

Planner Murray responded that they are two story structures.

There was discussion about the parking issue as it relates to any future proposals for this lot.

The applicant, Jeanine Jordan, 325 Foresthill Ave. came to the podium. She bought the property in 2001 and has been restoring the residence since then. She bought the property with the thought of building the second unit. She plans for her parents to reside in the second residence. The current residence is 1240 square feet and is single story, with a raised foundation.

There were no others wishing to speak about this project. The public hearing was closed.

Comm. Kosla asked if it is possible for the new residence to be defined as the primary residence, and the existing residence to be defined as the secondary residence. His fear is that someone else will come back later wishing to add a second story to the current residence.

Planner Murray replied that anything can be done to the primary residence, as long as it complies with setback and height requirements.

Director Wong stated that he is in favor of the proposed variance due to the way it is designed to look like the primary residence.

Comm. Worthington stated that since the accessory building is going to be larger than the primary residence, approving the variance may be granting "special privileges".

Comm. Worthington asked if there is a curb, gutter and sidewalk issue on Huntley Ave.

Planner Murray replied that the Public Works department reviewed this application, and since the request is for a variance, curb, gutter and sidewalk are not a requirement.

Comm. Merz **MOVED** to:

Adopt Resolution #06-15 to approve a Variance to allow a proposed two-story second residence at 325 Foresthill Avenue to exceed the single-story, fifteen (15) foot height limit requirement and the 1,000 square foot maximum size requirement for accessory structures (File # VA 06-2) as presented.

Comm. Kosla **SECONDED**.

AYES: Kosla, Merz, Smith, Worthington, Chrm.
Thompson
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

- B. Lot Split – 190 Walker Drive (Mathewson Lot Split) – File LS 06-3.** The applicant requests approval of a Tentative Parcel map to subdivide a 0.41 acre parcel into two (2) single-family residential lots, one 9,822 square feet in size and one 9,363 square feet in size.

Planner Murray gave the staff report. The property currently has two residences on it. Walker Drive wraps around from the south side of the property and turns into Stevens Avenue. The zoning is single family residential, 7,000 square foot lot size minimum. Both lots will meet the minimum lot size and setback requirements. Each residence must provide for its' own parking. Both residences currently have driveway access and additional parking can be added. Staff has added a condition that the driveways and parking spaces be paved. Another condition requires that both lots provide separate utility and water services. The Public Works department is not requiring curb, gutter or sidewalk for this lot since there are no such improvements on Walker Drive. Staff is in support of this request.

Comm. Worthington expressed her concern about a possible safety hazard with the blind curve on the driveway. She asked if the Public Works department has been to the location and have given their approval of this project.

Planner Murray said he cannot guarantee that Public Works has been to the site, but they did review this application and gave

their approval. He noted that due to the configuration, there is not a potential for high speed traffic in that location.

There was discussion about this issue.

The public hearing was opened.

The applicant, Jim Thornton, 243 Foresthill Ave. represents the property owner, John Mathewson. He pointed out that since motorists must slow down on the curve, it should not pose a safety hazard. There has not been a problem in the past.

Comm. Kosla stated that he would not give his approval of the project unless Public Works looked at the driveway again.

Comm. Worthington **MOVED** to:

Adopt Resolution 06-16 for the Mathewson Lot Split (File #LS 06-3) as modified by the Planning Commission to include the following condition:

Prior to approval of the Parcel Map, the Public Works Department shall review and approve the driveway locations for Lot 1.

Comm. Kosla **SECONDED**.

AYES: Kosla, Merz, Smith, Worthington, Chrm. Thompson

NOES: None

ABSTAIN: None

ABSENT: None

The motion was approved.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None.

B. Future Historic Design Review Commission Meetings

There will be a meeting on December 5, 2006, and a December 19, 2006 meeting is anticipated.

C. Reports

None.

ITEM VI: PLANNING COMMISSION REPORTS

Comm. Worthington asked Director Wong what role the City of Auburn is playing in the Placer County Conservation Plan, Phase I .

Director Wong replied that he will call Placer County to get an update.

Comm. Smith asked Director Wong about temporary banners.

Director Wong discussed banner regulations and enforcement issues.

ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM VIII: ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant